

133.A

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

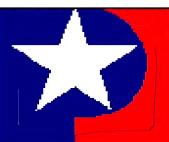
769,700 / 769,700

USE VALUE:

769,700 / 769,700

ASSESSED:

769,700 / 769,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
57		CHURCHILL AVE, ARLINGTON

## OWNERSHIP

Unit #: 2

Owner 1:	BROWN HOWARD M	
Owner 2:	ALEXANDER BONNIE J	
Owner 3:		

Street 1: 57 CHURCHILL AVE #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: DROTOR JOHN W &amp; LAETITIA -

Owner 2: -

Street 1: 57 CHURCHILL AVE #2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1921 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7533																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	765,700	4,000		769,700		250468
							GIS Ref
							GIS Ref
							Insp Date
							03/13/17

Total Card	0.000	765,700	4,000		769,700	Entered Lot Size
Total Parcel	0.000	765,700	4,000		769,700	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	400.68	/Parcel:	400.6	Land Unit Type:
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Parcel ID: 133.A-0004-0002.0

!14788!

PRINT

Date: 12/11/20 Time: 04:35:44

LAST REV

Date: 08/15/17 Time: 12:59:44

mmcmakin

14788

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good														
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2											
Year Blt: 1928	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G12		Fact: .		Floor: M - Multi-Level				Totals	RMs: 8	BRs: 4	Baths: 2	HB							
Const Mod:				% Own: 60.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	8	4	2						
Sec Int Wall:			%	Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors:			%			Total: 4.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 295.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.19659030				General:											
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 352.959															
Int vs Ext: S				Other Features: 90000															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 0.94999999															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 802596															
% Com Wall	% Sprinkled:			Depreciation: 36919															
				Depreciated Total: 765676															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 133.A-0004-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	121X10	A	GD	1930		26.90	T	30	102				4,000			4,000
More: N		Total Yard Items:		4,000	Total Special Features:											Total:			